



Public Notice

U.S. Army Corps of Engineers, Norfolk District

December 8, 2005

CENAO-TS-G
05-V1695

FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

APPLICANT

SYG Associates, Inc.
c/o Burgess & Niple, Inc.
12700 Black Forest Lane, Suite 100
Woodbridge, Virginia 22192

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project site contains an unnamed tributary to Broad Run, and is located southeasterly of Route 675 (Glenkirk Road) in Prince William County, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to construct a residential subdivision that will include single-family homes, a stormwater management facility, roads and associated infrastructure. The project will impact approximately 2322 linear feet of stream. To mitigate for the proposed stream impacts, the applicant proposes to purchase stream mitigation credits offsite.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) based on review of the Virginia Department of Historic Resources' Data Sharing System, an archaeological site not considered eligible or potentially eligible for listing on the National Register of Historic Places is located within the project area. No additional archeological work was recommended as a part of a Phase I survey report. The project will have no effect on historic properties. Additional information might change any of these findings.

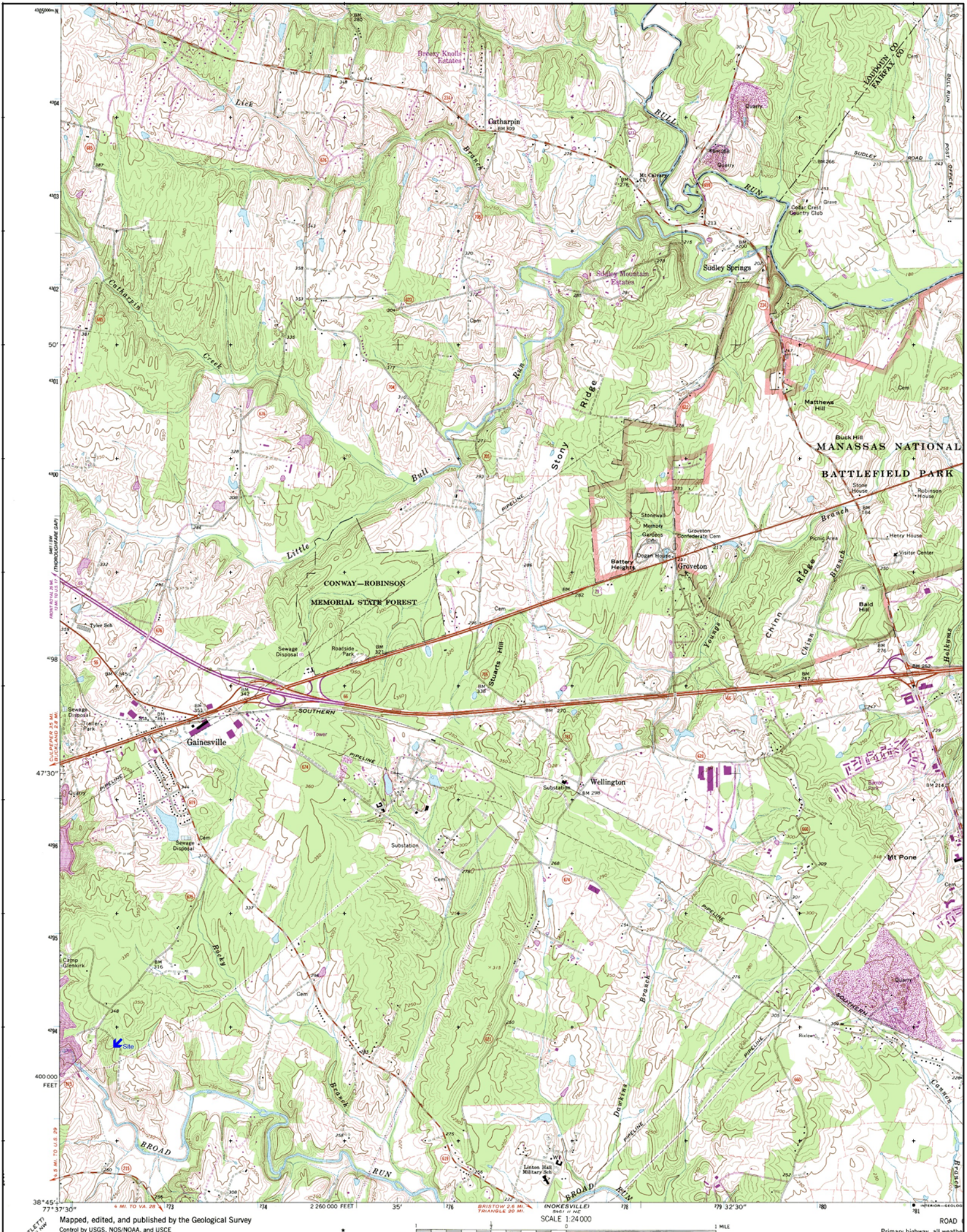
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-TS-G), 803 Front Street, Norfolk, Virginia 23510-1096, and should be received by the close of business on January 9, 2005.

If you have any questions about this project or the permit process, please call Ms. Theresita Crockett-Augustine at 703-221-9736.

FOR THE DISTRICT ENGINEER:

Bruce F. Williams
Chief, Northern Virginia
Regulatory Section

Attachment: Drawings



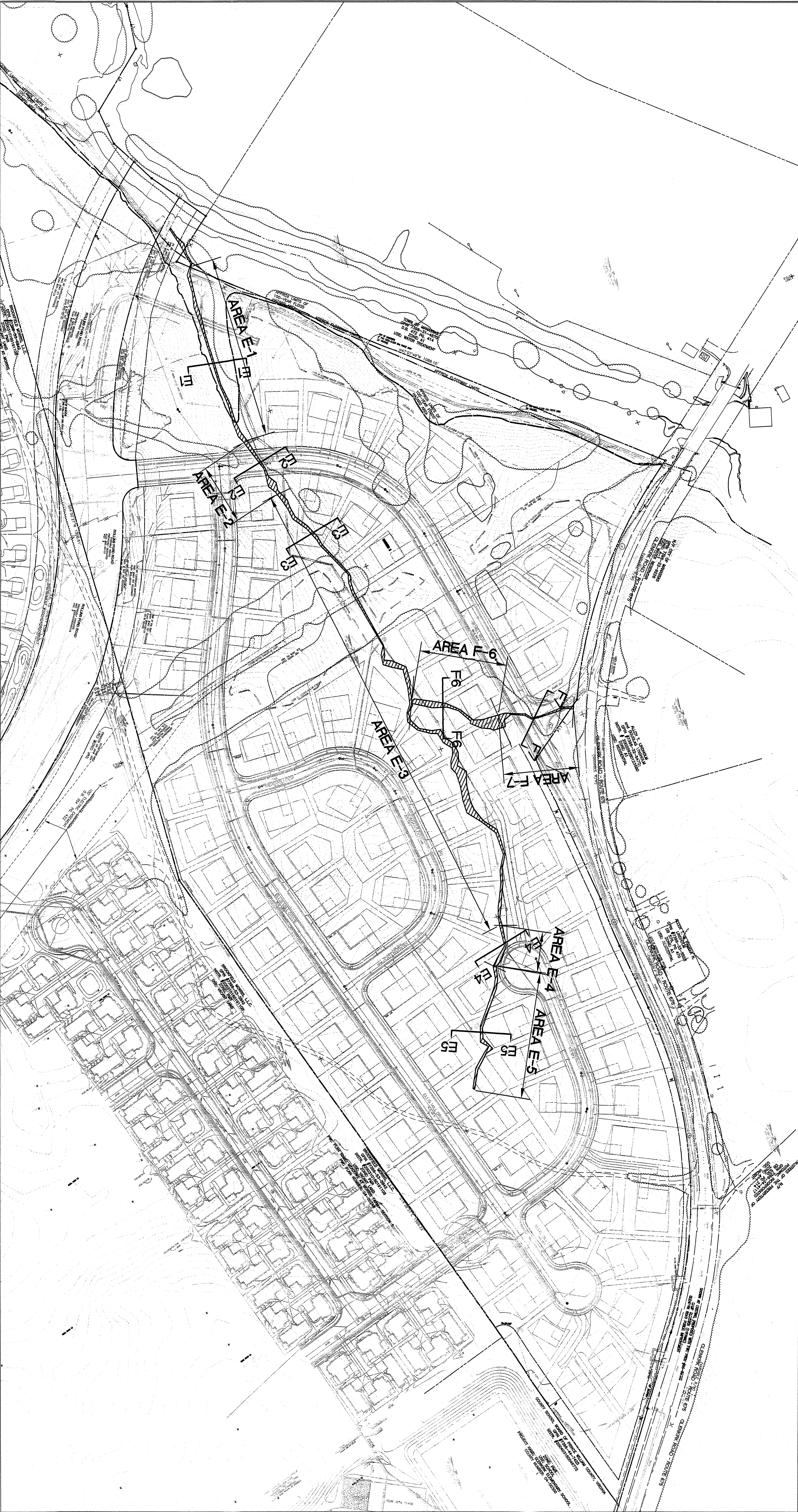
Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and USCE

Copyright (C) 1997, Maptech, Inc.

Primary highway, all weather

ELLIS MILL ESTATES				
Summary of Wetland Delineation				
STREAM	STREAM TYPE	SQ. FT. OF STREAM	ACREAGE OF STREAM	LINEAR FT. OF STREAM
F	INTERMITTENT	13,228.03	0.389	2,051.50
F	INTERMITTENT	2,999.66	0.089	361.11
Stream Totals		16,228.69	0.35	2,412.61
G	EMERGENT WETLAND	871.00	0.020	N/A
Total:		16,099.69	0.37	2,412.61

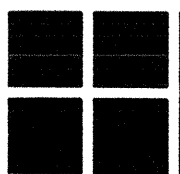
ELLIS MILL ESTATES					
Summary of Proposed Wetland Impacts					
STREAM	STREAM TYPE	IMPACT TYPE	SQ. FT. OF IMPACT	ACREAGE OF IMPACT	LINEAR FT. OF IMPACT
AREA E-1	INTERMITTENT	SWM POND	1,877.76	0.043	382.60
AREA E-2	INTERMITTENT	ROAD CROSSING	873.42	0.020	125.71
AREA E-3	INTERMITTENT	FILL	7,206.54	0.165	1,091.03
AREA E-4	INTERMITTENT	UTILITY CROSSING	520.39	0.012	90.49
AREA E-5	INTERMITTENT	FILL	1,378.46	0.032	271.15
AREA E-6	INTERMITTENT	FILL	2,284.30	0.052	195.63
AREA F-7	INTERMITTENT	ROAD CROSSING	735.36	0.017	165.48
Total On-Site Impacts:			14,856.23	0.34	2,332.09



DATE: JULY 26, 2004
SCALE: 1"=100'
DESIGN: MLC
CHECK: KIB
JOB NO.: 040005.000
P.R. NO.: 35160
SHEET: 2 OF 2
FILE NO.: C-

EXHIBIT
WETLAND IMPACTS
ELLIS MILL ESTATES
SUBDIVISION PLAN
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY

REVISIONS
DATE



BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041